

FOR SALE

2800 N Druid Hills Road | Building B

Atlanta, Georgia 30329



2800

 **HOMESMART.**  **RICHARDS LAW**

Brian Jennings 
bettercallbj.com

druid hills physical therapy

LAVISTA ASSOCIATES, INC.
Commercial and Industrial, Realtors®

50 YEARS
1972 - 2022

FOR SALE

2800 N Druid Hills Road | Building B Atlanta, Georgia 30329



Price:
\$1,200,000.00

GLA:
4,730± SF

Land Area:
0.54± AC

Occupancy:
Vacant

Year Built:
1986

Year Renovated:
2011

PHYSICAL DESCRIPTION

Address	2800 North Druid Hills Road Building B Atlanta, GA 30329
Stories	2
RSF	First Floor - 2,365 SF Second Floor - 2,365 SF
Property Type	Class A Office Condominium
Zoning	OI
Parcel ID	18-111-05-015, 18-111-05-016, 18-111-05-017
Parking	20 Designated Spaces
Construction	4-sided Brick Exterior with Custom Masonry

DEMOGRAPHIC HIGHLIGHTS

Population	394,794
Average HH Income	\$151,898
Daily Traffic Volume	38,317
Daytime Employees	236,058

Source: Placer.ai 5-mile radius data



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PRIME LOCATION

The Property is in one of the most highly sought after submarkets in metro Atlanta. This prime Northeast Atlanta location, 8.3 miles from downtown, offers accessibility to I-85, proximity to the newly opened Children's Hospital of Atlanta, Emory University, Emory Hospital, and VA Medical Center.



EXCELLENT OWNER/USER OPPORTUNITY

Hard to find small, freestanding office building perfect for Medical or Professional Office Users. This property also enjoys phenomenal exposure and frontage along N Druid Hills Road with Pylon signage available.



NEARBY AMENITIES

The area provides an exceptional walkable amenity base with countless national retailers and restaurants, providing high-end dining and shopping. Nearby Toco Hills Promenade and Toco Hills Shopping Center are receive over 5.1 million visits annually.



HIGH TRAFFIC AREA

The Property is ideally-located just 0.2 miles from the signalized intersection of North Druid Hills Road and Lavista Road (GA 236), providing direct exposure to 38K+ vehicles per day.



EXCEPTIONAL DEMOGRAPHICS

The Property enjoys exceptional demographics with a 5-mile population of 394K and an average household income of \$152K within a 5-mile radius.



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FEATURES

- ◆ Freestanding building suitable for medical use
- ◆ High traffic area with excellent visibility
- ◆ Prime location in highly sought after submarket
- ◆ Proximity to new Children's Hospital of Atlanta (CHOA)
- ◆ Convenient access to I-85
- ◆ Exceptional walkable amenity base with dedicated sidewalk along N Druid Hills Road

AREA HIGHLIGHTS

The property is located in a highly desirable commercial/office location, directly across from Toco Hills Shopping Center and Promenade with numerous restaurant and shopping options. This prime Northeast Atlanta location offers immediate access to Interstate 85 and proximity to Emory, CHOA, and the VA Medical Center.





2800
N DRUID HILLS
ROAD

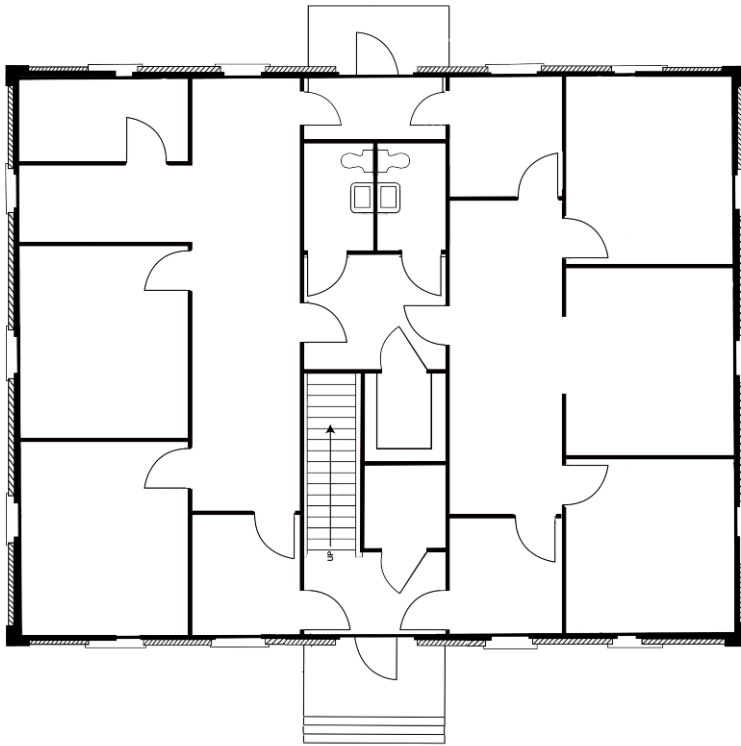
MERRY LN NE

N DRUID HILLS RD

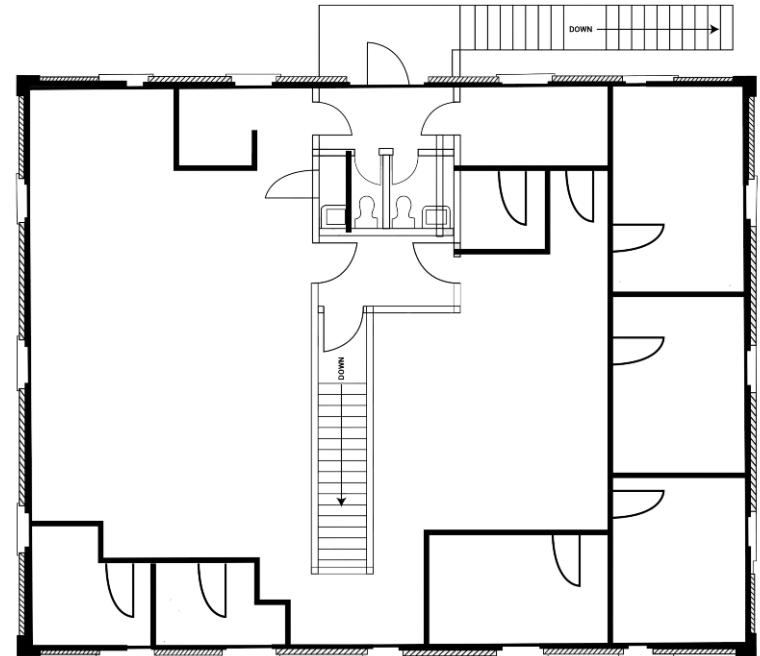
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FIRST FLOOR



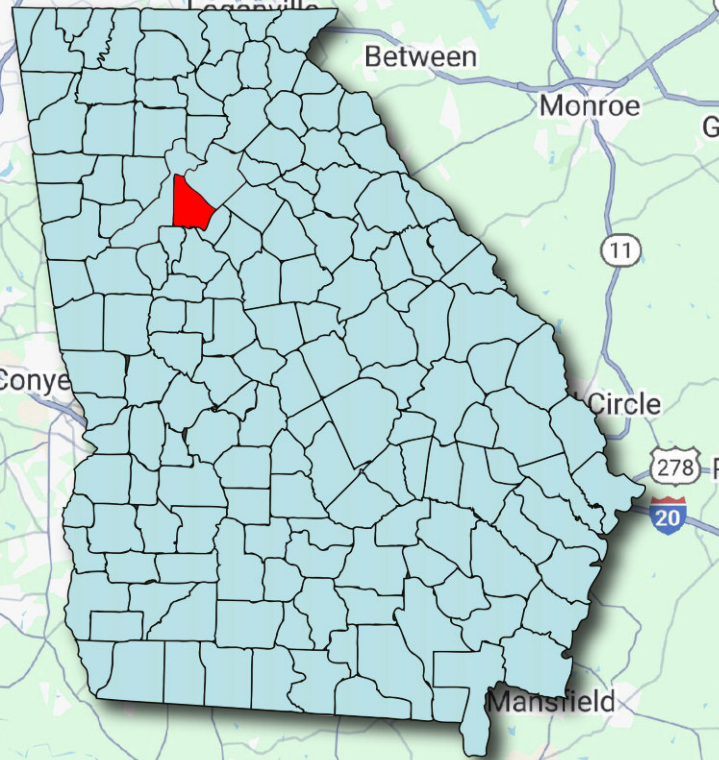
SECOND FLOOR



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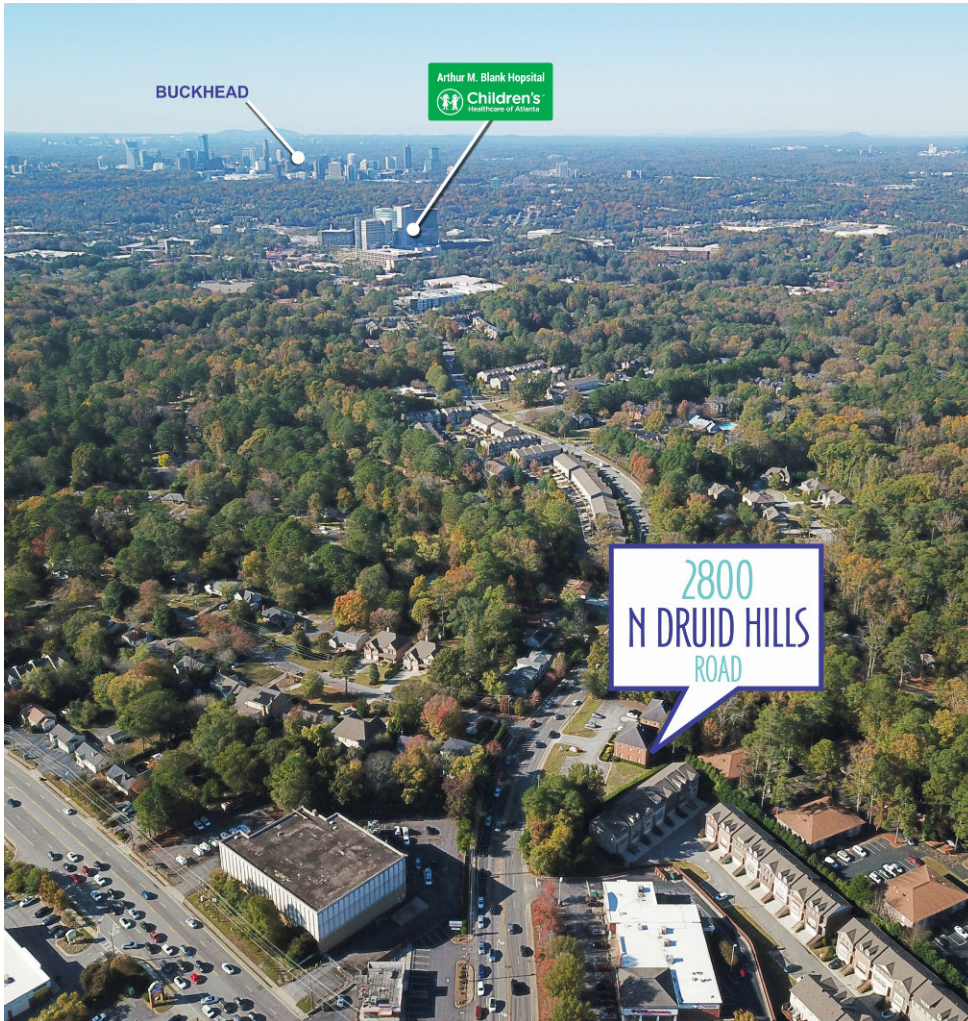
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FOR SALE

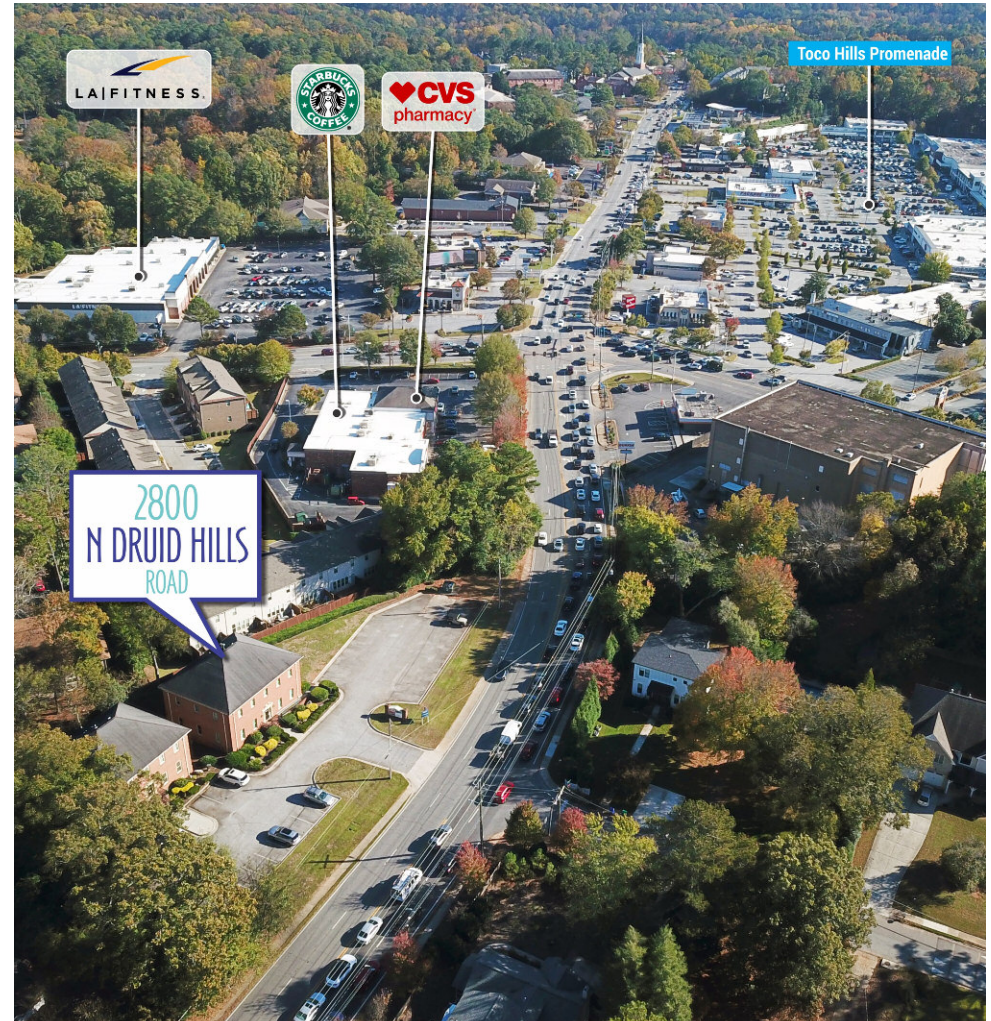
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NORTH

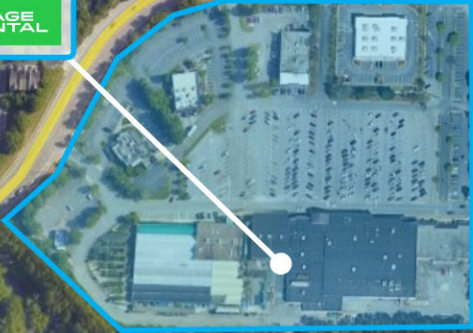


SOUTH



2800 N DRUID HILLS ROAD

Toco Hills Shopping Center



Toco Hills Promenade



GA 236 LAVISTA RD

N DRUID HILLS RD

GA 155

CLAIMONT RD

23



Children's Healthcare of Atlanta
Arthur M. Blank Hospital

Brighten Park

- LIDL
- Starbucks
- Tractor Supply Co
- DOLLAR TREE
- GNC
- MOE'S
- PLATO'S
- Jojoba Milk
- Great Clips
- NAVY FEDERAL Credit Union
- Guitar Center
- goodwill
- Walmart

Toco Hills Shopping Center

- Kroger
- PIKE
- BRU'STER'S
- OUTBACK STEAKHOUSE
- CAR CARE
- ATLANTA COFFEE ROASTERS
- SAGE DENTAL
- Starbucks
- CVS pharmacy

Toco Hills Promenade

- Publix
- Mohawq SPICE
- SPICY WINGS
- YUMBI!
- TRUIST
- UPS
- ACE Hardware
- CHASE
- AT&T
- Sola SALONS
- ULTA
- CHIPOTLE
- Wendy's
- J.CREW
- KALE & CRAZY
- La Parrilla
- CHOPT
- BATA BATA WORK
- READY TRADING
- ME
- GoodVets
- WILD HEAVEN BEER
- CONTE'S BIKE SHOP
- POWERLADY fitness
- Maggie's
- crumbl
- POLO DREGG
- Pet Super market
- Spiller Park COFFEE
- Troon Ace
- tazikis
- WESTSIDE MARKET

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DRIVE TIME MAP

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ROAD

- 1 CHOA Arthur M. Blank Hospital
- 2 Atlanta VA Medical Center
- 3 Emory University
- 4 Emory University Hospital
- 5 Lenox Square
- 6 Hartsfield-Jackson Atlanta International Airport

Trade Area
Drive Time

- 5 min
- 10 min
- 20 min

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DEMOGRAPHIC SNAPSHOT



POPULATION

1-mile	9,972
3-mile	125,149
5-mile	394,794



HOUSEHOLDS

1-mile	4,555
3-mile	55,997
5-mile	188,338



AVERAGE HH INCOME

1-mile	\$161,706
3-mile	\$144,713
5-mile	\$151,898



EMPLOYEES

1-mile	7,617
3-mile	73,176
5-mile	236,058

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Source: Placer.ai

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